

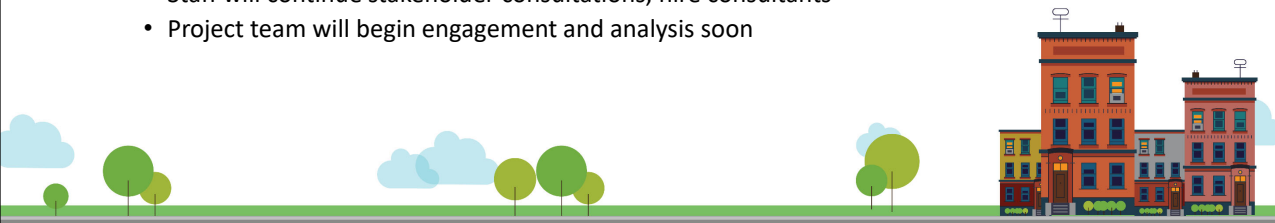


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## Meeting Objectives

- Report out on stakeholder input to date
- Get further Committee guidance on project scope
- Get Committee input on proposed project sequencing and milestones
- Get Committee direction on potential City Council and Committees work program
- Next steps:
  - Staff/Planning Commission to finalize scope early June
  - Staff will continue stakeholder consultations, hire consultants
  - Project team will begin engagement and analysis soon



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## Home In Tacoma - Phase 2 Scope

### Phase 2 implements Tacoma's new housing growth vision and policies through:

- Zoning (*geography, districts, permitting*)
- Expand affordability and anti-displacement tools
- Actions to support housing growth
  - Design standards (and height, size)
  - Infrastructure and services
  - Parking and transportation choices
  - Reduce potential demolitions
  - Green, sustainable, and resilient housing
  - Promote physical accessibility
  - City permitting/process; education and support
  - Study view impacts in areas without protections

### Purpose of project scoping:

- *Address anything we've missed*
- *Add specificity to task sequencing*
- *Move toward implementation*
- *Invite broad participation and subject-matter input*
- *Coordinating with related efforts*



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## Project Scoping Input

### Scoping process:

- City Council and IPS Committee
- 30+ meetings with Commissions, Neighborhood Councils, housing professionals, and others
- Email notice (~2000 people)
- Social media, web, press release
- About 170 oral and written comments
- Internal/departmental teams

### What we are hearing:

- Engagement, notification, timeline
- Perspectives on...
  - Infill and growth
  - Balancing goals
  - Affordability, anti-displacement, ownership
- Related topics, including...
  - Assisting people experiencing homelessness
  - Funding/resources for affordable housing
  - Transportation options and investment
  - Infrastructure and services
  - Sustainability, climate
  - Historic preservation



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## Engagement, Notification and Timeline

### What's in the draft scope:

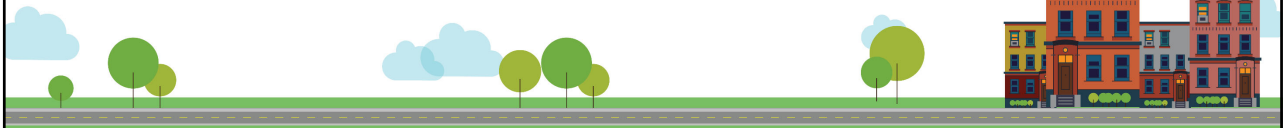
- Continuous, collaborative, equitable and informed
- Hybrid online and in person, many ways to give input
- Emphasis on graphics and visualizations
- Topic-based engagement tracks (e.g., design, neighborhood, affordability)

### What we heard (examples):

- Extend timeline, add flexibility for achieving milestones
- In-person meetings, go to where people are
- More notification, education on the issues
- Desire for collaboration and trust-building

### Key decisions:

- What engagement approaches would be most effective, inclusive and collaborative?



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## Zoning

### What's in the draft scope:

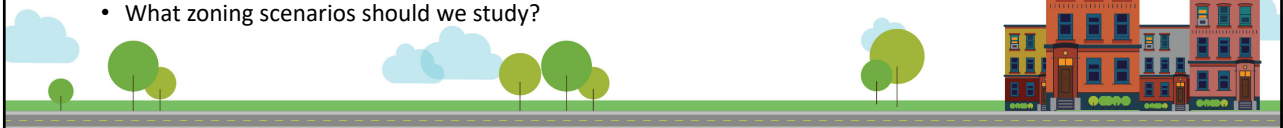
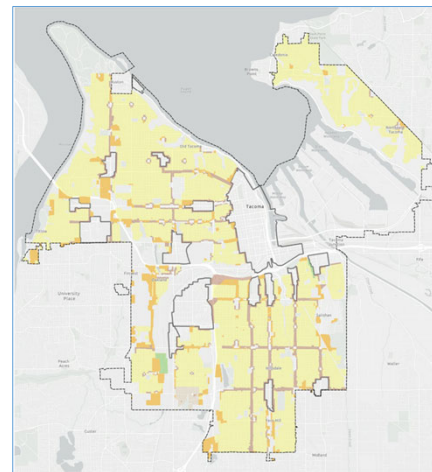
- Low-scale and Mid-scale areas, other residential zones
- Housing types, number of units, permitting process
- Infrastructure and services review

### What we heard (examples):

- Perspectives on where growth should go
- Arguments for tailoring zoning (neighborhood patterns, infrastructure, historic, views)

### Key decisions:

- Refine objectives (pace of growth, density, scale, land uses)
- How many zones?
- Distinctions between neighborhoods?
- What zoning scenarios should we study?



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## Infill Standards

### What's in the draft scope:

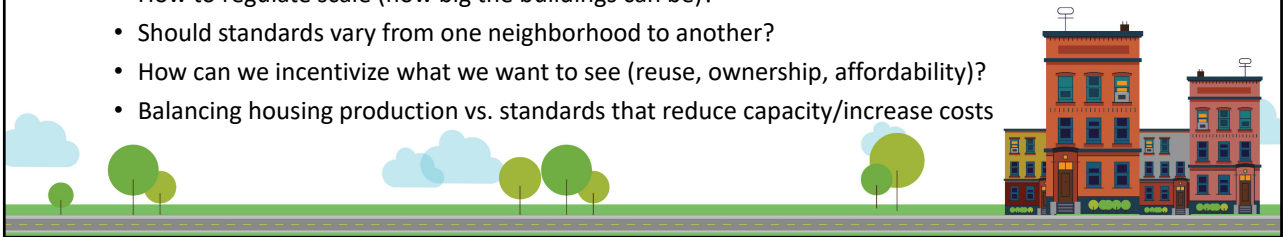
- Promote growth that is compatible with residential patterns
- Focus on building form, yards, scale, pedestrian access (rather than architectural style)
- Meet multiple goals

### What we heard (examples):

- Perspectives on design, parking, height, yards, trees, green building, adaptive reuse...
- Many feasibility/functional issues to consider

### Key decisions:

- How to regulate scale (how big the buildings can be)?
- Should standards vary from one neighborhood to another?
- How can we incentivize what we want to see (reuse, ownership, affordability)?
- Balancing housing production vs. standards that reduce capacity/increase costs



## Affordability and Anti-displacement

### What's in the draft scope:

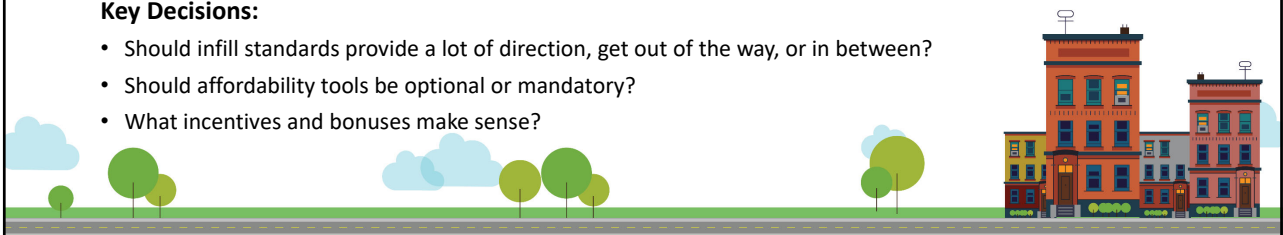
- Identify how standards can support affordability and ownership
- Strengthen regulatory affordable housing tools
- Develop a coordinated anti-displacement strategy

### What we heard (examples):

- Support for creating ownership opportunities
- Differing perspectives on intervening in the market with affordability tools
- Support for dedicated affordable housing, land trusts
- Interest in supportive housing; shared housing; short-term rental rules

### Key Decisions:

- Should infill standards provide a lot of direction, get out of the way, or in between?
- Should affordability tools be optional or mandatory?
- What incentives and bonuses make sense?




# 2021-2022 AHAS Action Teams

**Active AHAS Teams**

- 1.3: Multi Family Tax Exemption
- 1.4: Surplus land policy
- 1.6: Offsite infrastructure support
- 1.12: Streamlined permit review process

**Overlap with anti-displacement efforts**

- 1.2 and 1.8: IZ and diverse housing types
- 1.7: New homebuyer assistance
- 1.9: Affordable Housing Fund
- 2.3: Owner occupied housing repair
- 2.4: Improved tracking and monitoring
- 3.1: Tenant protections
- 3.2 and 4.1: Resources for housing and rental assistance
- 3.4: Low-income homeowner relief

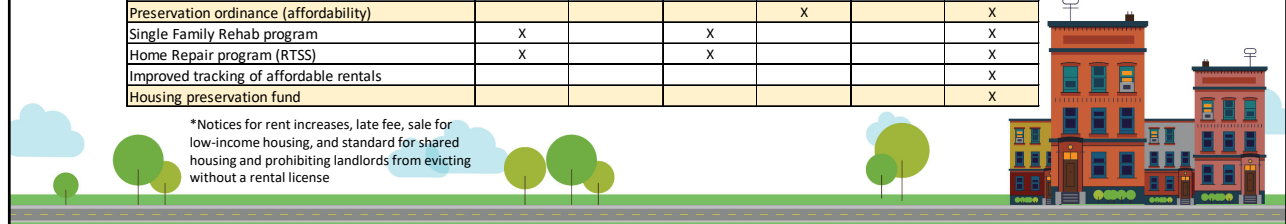


## Anti-displacement at work

Anti-displacement work plan / objectives	Resources for households in crisis	Comprehensive tenant protections	Homeownership support	Policy protections	Zoning and development	Preservation
Rental Assistance	x					
Utility Assistance	x					
Relocation Assistance	x					
Just Cause Protections		x				
Proposed rental housing code updates*		x				
Foreclosure Prevention program	x		x			
Affordable ADU/DADU program options			x			
Fee simple split policy			x	x		
Property tax relief	x		x	x		
Support of community land trusts			x			
Right of first refusal (sale of affordable housing)				x		x
Community prioritization policy				x		
Affordability incentives					x	
Inclusionary zoning					x	
Neighborhood Planning Program					x	
Preservation ordinance (affordability)				x		x
Single Family Rehab program	x		x			x
Home Repair program (RTSS)	x		x			x
Improved tracking of affordable rentals						x
Housing preservation fund						x

\*Notices for rent increases, late fee, sale for low-income housing, and standard for shared housing and prohibiting landlords from evicting without a rental license

Shaded boxes represent new work

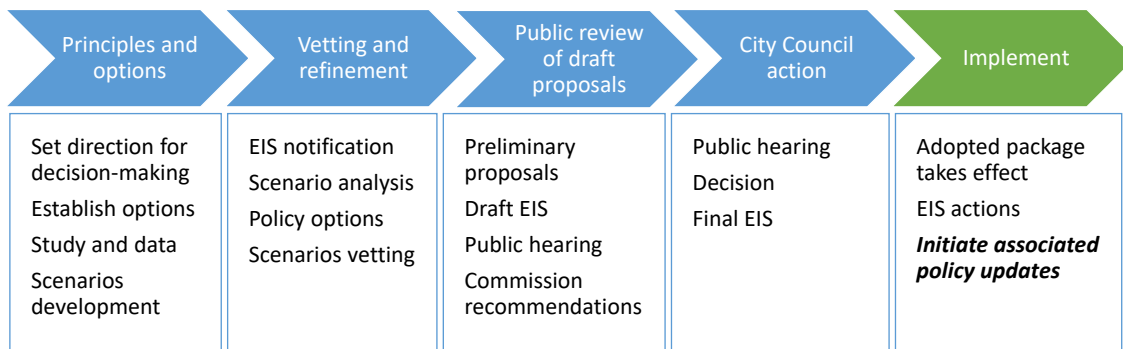


## Related Policy Efforts

- AHAS implementation
- Urban Design Studio, Pacific Avenue Subarea, Neighborhood Planning
- Transportation Master Plan, Impact Fees, Vision Zero
- Utilities, watersheds, schools/parks/transit planning efforts
- Climate Action Plan, Urban Forestry Management Plan efforts
- Equity and anti-racism transformation
- 2024 Comprehensive Plan updates



## Project Milestones



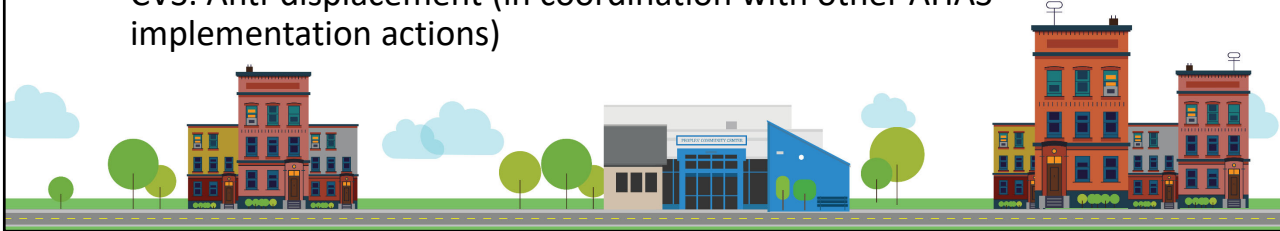
*Regular working Council Committee meetings; City Council check-ins at each milestone*



## Potential City Council and Committees Work Approach

*Topics developed in Committees, report to full Council at key milestones*

- IPS: Planning, zoning, development standards, infrastructure
- GPFC: Affordability regulatory tools, City budget, financial tools, administrative actions (e.g., ADU Accelerator)
- CVS: Anti-displacement (in coordination with other AHAS implementation actions)



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## IPS Review – Proposed Schedule (2022)

Date	Meeting	Topic(s)
05/25	IPS	Project scope input, preliminary IPS schedule
07/13	IPS	Zoning framework policy options, decision-making approach, impacts analysis approach
09/14	IPS	Infill development standards policy options
Aug-Sep	Council	Set overall direction, review zoning scenarios, infill standards options
11/09	IPS	Regulatory affordability policy options
TBD	GPFC	Administrative actions policy options (ex: ADU Accelerator – August tentative date)
TBD	CVS	Anti-displacement policy options
TBD	Council	Review affordability, administrative, anti-displacement policy options



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